

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 11/14/02  
**Department Name:** CAO  
**Department No.:** 012  
**Agenda Date:** 12/3/02  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Michael F. Brown  
County Administrator

**STAFF CONTACT:** Scott Ullery  
568-2243

**SUBJECT:** Exchange of Property Taxes Associated with the Robinson Annexation to the City of Santa Maria and Detachment from the Santa Barbara County Fire Protection District

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**Recommendation(s):**

That the Board of Supervisors:

Adopt the attached resolution providing for the negotiated exchange of property tax revenues pertaining to the Robinson Reorganization, an annexation to the City of Santa Maria and detachment from the Santa Barbara County Fire Protection District

**Alignment with Board Strategic Plan:**

The recommendation is primarily aligned with Goal Number 1, An Efficient Government Able to Anticipate and Respond Effectively to the Needs of the Community.

**Executive Summary and Discussion:**

The City of Santa Maria proposes the annexation of two parcels with a total area of 78.79 acres (see attached map). The rectangular-shaped area is within Santa Maria's Sphere of Influence, and is bounded on three sides (north, east and south) by the City. The area's County zoning is AG-2. The City reports that the area is pre-zoned as open space and will remain in agriculture for at least two years following the annexation. The City expects the property may be developed eventually with a warehouse and distribution-type of industrial uses, probably in a Commercial Manufacturing zone with an AG overlay that would allow farming, outdoor storage lots, and manufacturing. The development and population of the area is constrained by its location within the airport's approach zone. The City estimates that the development process would take at least seven years to commence following annexation.

The annexation includes detachment from the County Fire Protection District. Pursuant to state law, the City and County must agree on an exchange of property tax revenue prior to the Local Agency Formation Commission (LAFCO) considering the reorganization. City and County staff, with the concurrence of the Fire Protection District, have reached an agreement, which is now submitted for your Board's approval in this resolution.

Beginning Fiscal Year 2003-04, the recommended distribution of the property tax generated from this area is for the City of Santa Maria to receive the total equivalent of what would otherwise be allocated to the County Fire Protection District (12.18067086 percent for Parcel # 111-040-014 and 12.16492882 percent for Parcel # 111-040-007).

**Mandates and Service Levels:**

Upon completion of the annexation, all municipal services will be provided by the City of Santa Maria.

**Fiscal and Facilities Impacts:**

Total allocated taxes to the Fire District from these parcels is currently \$1,831.

**Special Instructions:**

Please return three signed resolutions, one each to (1) the Auditor-Controller, attention Barbara Godwin; (2) LAFCO, attention Bob Braitman; and (3) the County Administrator, attention Scott Ullery.

**Concurrence:**

County Counsel  
Auditor Controller

Attachment

C: Fire Chief John Scherrei

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA IN THE MATTER OF PROVIDING FOR A NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES PERTAINING TO THE ROBINSON REORGANIZATION: AN ANNEXATION TO THE CITY OF SANTA MARIA, DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT

WHEREAS, Section 99 of the Revenue and Taxation Code of the State of California provides that no change of jurisdictional boundaries shall become effective until each city and county whose service areas or service responsibilities would be altered by such change agree by resolution to a negotiated exchange of property tax revenue; and

WHEREAS, the City of Santa Maria (CITY) and the County of Santa Barbara (COUNTY) have negotiated and reached a mutually acceptable agreement for an exchange of property tax revenue for the proposed reorganization which is commonly referred to as the Robinson Reorganization.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Santa Barbara approves and adopts the following formula for the exchange of property tax revenue from the subject property:

1. Definitions:

a. "Reorganization" shall mean the recordation by LAFCO of a certificate of completion and the filing by LAFCO with the State Board of Equalization and the Santa Barbara County Assessor of a statement of boundary change pursuant to Government Code Section 54900 et seq., annexing the area to the City of Santa Maria.

b. "Property tax revenue" shall include the base property tax revenue and the property tax increment.

2. The Auditor-Controller of Santa Barbara County shall allocate to the CITY a portion of the share of the property tax revenue from the Robinson Reorganization area, that otherwise would be allocated to the Santa Barbara County Fire Protection District (12.18067086 percent in fiscal year 2002-03 for Parcel #111-040-014, and 12.16492882 percent for Parcel #111-040-007 in fiscal year 2002-03).

3. Payment to CITY will commence the first full fiscal year for which the change in property tax allocation specified by this resolution and the corresponding adjustments to affected tax rate allocation system. At the time of adoption of this resolution, that is anticipated to be fiscal year 2003-04.

4. After allocation to CITY, the Santa Barbara County Fire Protection District will receive 0 percent of the property tax from the Robinson Reorganization area.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Santa Barbara, State of California on this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by the following vote:

AYES:

NOS:

ABSTAIN:

ABSENT:

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GAIL MARSHALL, CHAIR  
BOARD OF SUPERVISORS  
SANTA BARBARA COUNTY

ATTEST:  
CLERK OF THE BOARD

By:

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Deputy Clerk

APPROVED AS TO FORM  
COUNTY COUNSEL  
By:

APPROVED AS TO FORM  
AUDITOR-CONTROLLER  
By: